142.0	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	832,100	/	832,100
USE VALUE:	832,100	/	832,100
ASSESSED:	832,100	/	832,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEUNG KIM ATWOOD
Owner 2:	CHEW NANCY
Owner 3:	
Street 1:	86 MT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NELSON TIEDE MARK -
Owner 2:	NELSON M J ANNE -
Street 1:	86 MT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	373,500	3,800	454,800	832,100
Total Card	0.114	373,500	3,800	454,800	832,100
Total Parcel	0.114	373,500	3,800	454,800	832,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.87 | /Parcel: 509.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91313
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0001-0017.0

!10960!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,500	3800	4,950.	454,800	832,100		Year end	12/23/2021
2021	101	FV	362,200	3800	4,950.	454,800	820,800		Year End Roll	12/10/2020
2020	101	FV	362,200	3800	4,950.	454,800	820,800	820,800	Year End Roll	12/18/2019
2019	101	FV	274,700	3800	4,950.	426,400	704,900	704,900	Year End Roll	1/3/2019
2018	101	FV	275,900	3800	4,950.	352,500	632,200	632,200	Year End Roll	12/20/2017
2017	101	FV	275,900	3800	4,950.	324,000	603,700	603,700	Year End Roll	1/3/2017
2016	101	FV	275,900	3800	4,950.	295,600	575,300	575,300	Year End	1/4/2016
2015	101	FV	260,200	3800	4,950.	289,900	553,900	553,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:40:15

LAST REV

Date	Time
06/29/18	09:13:25

apro

USER DEFINED

Prior Id # 1:	91313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON TIEDE MA	45512-317		6/30/2005		570,500	No	No		
JONES SUSAN L	39034-211		5/2/2003		480,000	No	No		
JONES ELLEN MAR	24757-581		8/4/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2005	505	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	345	PATRIOT
3/18/2008	Inspected	BR	B Rossignol
12/5/2005	MLS	HC	Helen Chinal
8/26/2003	MLS	MM	Mary M
4/12/2000	Inspected	263	PATRIOT
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	9									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	454,802	Spl Credit		Total:	454,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29338229
Const Adj.:	0.99980003
Adj $ / SQ:	168.106
Other Features:	85950
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458863
Depreciation:	85349
Depreciated Total:	373515

COMMENTS

BK; 18069 PG; 358 22 223525 OF=TOILET FFL STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

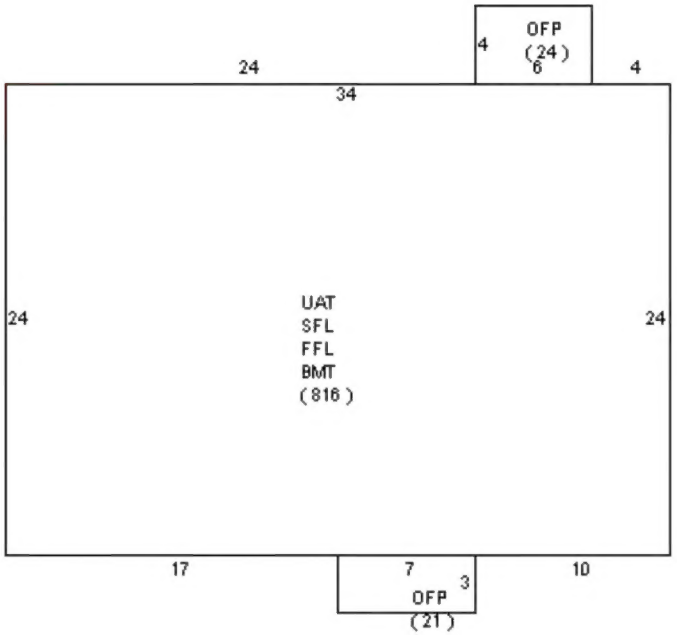
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.92
Special Features:	0	Val/Su Net:	138.49
Final Total:	373500	Val/Su SzAd	228.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	50.430	41,152
FFL	First Floor	816	168.110	137,175
SFL	Second Floor	816	168.110	137,175
UAT	Upper Attic	204	67.240	13,717
OFP	Open Porch	45	43.990	1,980

Net Sketched Area:	2,697			Total:	331,199
Size Ad	1632	Gross Area	3309	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	GD	1950	27.63	T	30	101			3,800			3,800

More: N	Total Yard Items:	3,800	Total Special Featues:		Total: 3,800

IMAGE

AssessPro Patriot Properties, Inc